



**PLANNED DEVELOPMENT DISTRICT #11**  
**CITYGATE**  
Southeast Quadrant of East Henrietta Road and Westfall Road

**§1 PURPOSE**

Planned Development District #11 provides a diverse and complementary mix of residential and non-residential uses. Planned Development District #11 will serve the needs of surrounding residents and will fill existing gaps in this area of the City related to housing, goods, and service available. The Planned Development District regulations are intended to provide an attractive, well-maintained, high quality development. Planned Development District #11, to be known as Citygate, will be the first project of this type and scale within the City.

Planned Development District #11 provides for a range of uses, including retail, office, housing, hotels, and recreational opportunities. The proposed range of land uses is supported by the project site's strategic location and proximity to a number of large community service uses, including Monroe Community Hospital, Monroe Community College, and the University of Rochester. Employees, students, and visitors to these institutions, as well as existing residents in the City and future residents within Citygate will benefit from the types of services to be provided by this development – places to live, places for lodging, places to eat, places to buy groceries, and places to shop for a wide range of everyday and specialty goods. Currently, these services are not conveniently available within the immediate vicinity of the project site. The Planned Development District regulations will ensure a high-quality mixed-use style development that promotes pedestrian access and connectivity, multi-modal transportation opportunities, creates dedicated open space areas for residents and visitors, and enhances access to the Erie Canal and waterfront.

The primary benefit of the proposed project is the provision of an expanded variety of goods, services, and housing options available to City residents. In addition to the benefits for residents and visitors to the City, the proposed project will generate significant tax revenues to the City of Rochester and the City school district. Both temporary employment, in terms of construction and site development jobs, and permanent employment opportunities will be expanded with the completion of this project.

**§2 PERMITTED USES**

The following uses are permitted in Planned Development District #11:

- A** Dwelling, attached.
- B** Dwelling, multifamily.
- C** Apartments.
- D** Live-work space subject to the additional requirements for specified uses in §120.142.1.
- E** Retail sales and service when conducted entirely within an enclosed building except as provided in §120-63.

- F** Health clubs and similar facilities.
- G** Offices.
- H** Motels and hotels.
- I** Bar, cocktail lounge, and tavern including accessory outdoor seating and/or assembly areas.
- J** Restaurants and banquet facilities including accessory outdoor seating and/or assembly areas.
- K** Drive-thru facilities as accessory to permitted uses or special permit uses.
- L** Community center, public or private.
- M** Museum.
- N** Mixed-uses, as listed within this Section.
- O** Dwelling units when part of a mixed use development but only on the second story or above.
- P** Community garages and parking lots.
- Q** Accessory parking lots.
- R** Public garages and parking lots.
- S** Residential care facilities, subject to the Additional Requirements for Specified Uses in §120-146.
- T** Parks and recreational areas.
- U** Public and semi public uses, including school uses, museums, and public meeting halls.
- V** Research laboratories.
- W** Boat dock facilities, temporary.
- X** Boathouse.

### **§3 SPECIAL PERMIT USES**

The following uses are allowed as Special Permit Uses in PDD #11:

- A** Any permitted or specially permitted uses open to the public or requiring loading/unloading between the hours of 2:00 AM and 6:00 AM.

- B** Theaters.
- C** Day care centers, subject to the Additional Requirements for Specified Uses in Zoning Code §120-135.
- D** Private clubs.
- E** Outdoor Entertainment and Entertainment not including sexually oriented uses, subject to the Additional Regulations for Specified Uses in Zoning Code §120-137.
- F** Public utilities, subject to the Additional Requirements for Specified Uses in §120-135.
- G** Pump station for boats and watercraft.

#### **§4 LOT AND COVERAGE REQUIREMENTS**

The following lot and area requirements shall apply to PDD #11.

##### **A Lot Frontage Requirements**

###### **(1) Residential Uses**

- (a)** Minimum Lot Frontage, Single-family attached – Ten (10) feet per unit
- (b)** Minimum Lot Frontage, Multi-Family – Not Applicable

###### **(2) Non-Residential Uses**

- (a)** Minimum Lot Frontage – Thirty (30) feet

###### **(3) Mixed Uses**

- (a)** Minimum Lot Frontage – Thirty (30) feet

##### **B Lot Coverage Requirements**

###### **(1) Residential Uses**

- (a)** Single-family Attached (2 or more units)
  - 1. Maximum Building Coverage – seventy (70) percent
  - 2. Maximum Lot Coverage – eighty (80) percent
  - 3. Minimum Greenspace Required – twenty (20) percent
- (b)** Multi-Family
  - 1. Maximum Building Coverage – seventy (70) percent

2. Maximum Lot Coverage – eighty (80) percent
3. Minimum Greenspace Required – twenty (20) percent

**(2) Non-Residential Uses**

- (a) Maximum Building Coverage - seventy (70) percent
- (b) Maximum Lot Coverage – ninety (90) percent
- (c) Minimum Greenspace Requirement – ten (10) percent

**(3) Mixed Uses**

- (a) Maximum Building Coverage - seventy (70) percent
- (b) Maximum Lot Coverage – ninety (90) percent
- (c) Minimum Greenspace Requirement – ten (10) percent

**C Yard Requirements**

**(1) Residential Uses**

- (a) Single-family Attached (2 or more units)
  1. Minimum Front Yard Setback – Zero (0) feet
  2. Minimum Side Yard Setback – Thirty (30) feet
  3. Minimum Rear Yard Setback – Twenty (20) feet
- (b) Multi-family
  1. Minimum Front Yard Setback – Zero (0) feet
  2. Minimum Side Yard Setback – Thirty (30) feet
  3. Minimum Rear Yard Setback – Twenty (20) feet

**(2) Non-Residential Uses**

- (a) All non-residential uses
  1. Minimum Front Yard Setback – Zero (0) feet
  2. Minimum Side Yard Setback – Thirty (30) feet
  3. Minimum Rear Yard Setback – Zero (0) feet

## **§5 BULK REQUIREMENTS**

### **A Building Heights**

#### **(1) Residential Uses**

- (a)** Maximum Building Height, Attached, two (2) or more units – Not to exceed three stories or thirty five (35) feet
- (b)** Maximum Building Height, Multifamily – Not to exceed five stories or sixty (60) feet
- (c)** Maximum Building Height, Apartments – Not to exceed ten (10) stories, or one hundred twenty (120) feet

#### **(2) Non-Residential Uses, Single Use**

- (a)** Maximum Building Height – Not to exceed ten stories, or one hundred twenty (120) feet

#### **(3) Mixed Uses**

- (b)** Maximum Building Height – Not to exceed six stories, or seventy two (72) feet

## **§6 OFF-STREET PARKING AND LOADING**

### **A Parking**

#### **(1) Requirements**

Parking requirements for each use shall be determined through the use of a parking demand analysis in accordance with § 120-173B of the Zoning Code.

#### **(2) Location**

Parking for uses within the Planned Development District # 11 may be located anywhere within the District.

#### **(3) Design and Maintenance**

Parking shall comply with the parking lot design and maintenance standards set forth in Zoning Code §120-173F.

### **B Loading and Service Areas**

#### **(1) Loading**

Loading shall comply with the requirements set forth in Zoning Code §120-172.

**(2) Service Areas**

- (a)** All exterior service loading, storage, and utility areas shall be located at the side or rear of any building and shall be screened or sheltered so as not to be visible from the street right-of-way or from adjacent sites.
- (b)** No service areas shall be located along the E. Henrietta Road or Westfall Road frontage, even in the event the rear of a building faces the roadway. For all buildings along the primary road frontage, service areas shall be placed on the side of a building and shall be as discreet as possible, with adequate buffers and screening to reduce their visual impacts.

**§7 DESIGN REGULATIONS**

**A Architecture**

This Planned Development District is subject to all requirements set forth in the Citygate Design Guidelines for Planned Development District #11.

**B Drives, Walkways, and Service Areas**

**(1) Drives**

- (a)** The width of access and service drives shall be a minimum of twenty-four (24) feet.

**(2) Walkways**

- (a)** All entrances fronting on Westfall Road, E. Henrietta Road, or any internal roadways shall have a walkway connecting to the sidewalk system.
- (b)** All walkways shall be a minimum of five (5) feet wide.

**C Signage**

All signage within the District shall be subject to a Sign Program as approved by the Director of Zoning. A Sign Program shall be determined through the Site Plan review process for the District.

**D Screening**

All mechanical equipment shall be designed to be an integral part of the building or structure. Mechanical equipment, including heating, electrical air conditioning, or other shall not be installed on the roof of any building if roofline is visible from the ground. Mechanical equipment shall be screened so as to diminish its visibility from ground level.

## **§8 PERSONAL WIRELESS TELECOMMUNICATION FACILITIES (PWTF)**

Personal wireless telecommunication facilities in Planned Development District #11 shall be regulated as outlined in §120-143 Personal Wireless Telecommunication Facilities.

## **§9 ADDITIONAL REQUIREMENTS**

All applicable City Wide Design Guidelines and Standards (Article XIX) and Requirements Applying to All Districts (Article XX) in this Chapter shall apply to all uses in Planned Development District #11, with the exception of section 120-158C(1).

This Planned Development District is subject to requirements set forth in Article XVII of the City Zoning Code regarding Planned Development Districts.